113.0	0003	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,188,300	/	1,188,300
USE VALUE:	1,188,300	/	1,188,300
ASSESSED:	1,188,300	/	1,188,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHENK GREGORY T &
Owner 2:	KENCH MEREDITH M
Owner 3:	
Street 1:	15 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TURKEY HILL HOME BUILDERS LLC -
Owner 2:	-
Street 1:	42 JAMES STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 3201 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6371.000	760,500		427,800	1,188,300
Total Card	0.146	760,500		427,800	1,188,300
Total Parcel	0.146	760,500		427,800	1,188,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.23 /Parcel: 371.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 315836
GIS Ref:
GIS Ref:
Insp Date: 11/20/19

!8756!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	760,500	0	6,371.	427,800	1,188,300		Year end	12/23/2021
2021	101	FV	737,800	0	6,371.	427,800	1,165,600		Year End Roll	12/10/2020
2020	101	FV	814,000	0	6,371.	427,800	1,241,800	1,241,800	Year End Roll	12/18/2019
2019	101	FV	774,800	0	6,371.	421,700	1,196,500	1,196,500	Year End Roll	1/3/2019
2018	101	FV	774,800	0	6,371.	323,900	1,098,700	1,098,700	Year End Roll	12/20/2017
2017	101	FV	774,800	0	6,371.	305,600	1,080,400	1,080,400	Year End Roll	1/3/2017
2016	101	FV	774,800	0	6,371.	281,100	1,055,900	1,055,900	Year End	1/4/2016
2015	101	FV	755,500	0	6,371.	262,800	1,018,300	1,018,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:52:14

LAST REV

Date	Time
02/05/20	09:40:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8756

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURKEY HILL HOM	64279-429		9/25/2014		1,062,500	No	No		
CARLSON MICHAEL	62882-396		11/4/2013	Mult Lots	467,000	No	No		CHARLES ALFRED CARLSON JR D.O.D. 1/14/2013.
CARLSON CHARLES	51235-175		5/29/2008	Family	1	No	No		
CARLSON ESTHER	23440-158		7/20/1993		150,000	No	No		L

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2016	655	Solar Pa	6,467					SOLAR ARRAY
9/18/2014	1218	Redo Bas	6,000		9/18/2014			Finish basement an
8/18/2014	1005	Heat App	17,000		8/18/2014			Install two heat/a
12/18/2013	1825	Foundati	9,500	C				
11/20/2013	1710	Demoliti	10,000	O				
10/19/2004	1082	Addition	40,000			G6	GR FY06	24X24 ADD TO RIGHT

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2019	Meas/Inspect	DGM	D Mann
5/29/2014	Meas/Inspect	PC	PHIL C
5/29/2014	Whole Card	MM	Mary M
3/5/2014	Info Fm Prmt	EMK	Ellen K
2/6/2014	Info Fm Prmt	EMK	Ellen K
4/14/2009	Measured	197	PATRIOT
6/6/2005	Permit Visit	BR	B Rossignol
2/4/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72012
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6371		Sq. Ft.	Site		0	70.	0.96	6									427,792						427,800	

Total AC/HA:	0.14626	Total SF/SM:	6371	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	427,792	Spl Credit		Total:	427,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	3.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	3 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01971829
Const Adj.:	0.99989998
Adj $ / SQ:	132.550
Other Features:	109122
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	784012
Depreciation:	23520
Depreciated Total:	760491

COMMENTS

15 & 19 Wright St purchased by Turkey Hill Home Builders. 15 &17 homes demo`ed, new homes built @ 15,17 & 19 Wright St..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

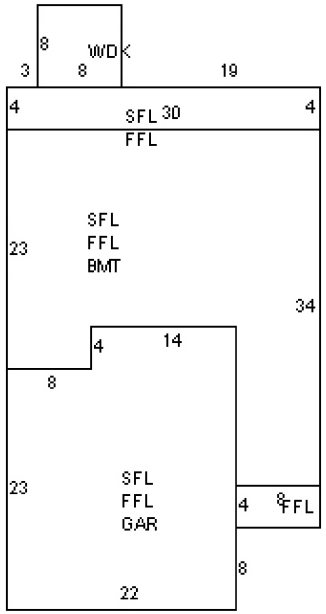
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	193.52
Special Features:	0	Val/Su Net:	181.59
Final Total:	760500	Val/Su SzAd	267.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,436	132.550	190,342
SFL	Second Floor	1,404	132.550	186,100
BMT	Basement	722	54.680	39,477
GAR	Garage	562	19.450	10,929
WDK	Deck	64	16.000	1,024

Net Sketched Area:	4,188	Total:	427,872
Size Ad	2840	Gross Area	4188	FinArea	3201
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	